



Honeywell
SELECT

Timothy Cottage, Whalley Road Hurst Green

Spacious stonebuilt character cottage

£595,000



- 4 bedrooms, 3 bathrooms (inc annexe)
- Beautiful open views
- Superb character features
- Parking & double garage
- Separate annexe with bathroom
- 179 m2 (1,923 sq ft) approx. plus annexe 37 m2 (398 sq ft)

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Timothy Cottage

Whalley Road, Hurst Green

A lovely stonebuilt cottage which is the end of three and located on the edge of this extremely popular village with beautiful outlooks across open countryside and the playing fields of Stonyhurst College. This house is packed with character features which include exposed beams, exposed stonework and a lovely fireplace.

The ground floor has a spacious entrance hall with study area, w.c., large lounge with open fireplace, breakfast kitchen and extended sunroom to the rear. Upstairs there are three bedrooms including a large master bedroom with exposed roof timbers and fitted wardrobes plus two further double bedrooms, study and 3-piece bathroom. At the rear of the garden is a detached annexe which offers fabulous guest accommodation with large bedroom, lounge area and a modern 4-piece bathroom. This annexe could be used for a variety of uses including a gym, studio, home workspace or granny annexe. To the side of the annexe is a double garage and private parking. Viewing is recommended.

LOCATION: On entering Hurst Green from the Clitheroe/Whalley direction, turn sharp right towards St Joseph's Primary School. At the Primary School continue left down the road and Timothy Cottage is the first house.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE PORCH: With quarry tile floor, window, feature exposed stone wall and hardwood door to:

HALLWAY: Large hallway with study area with 3 windows, feature exposed beams, staircase off to first floor with understairs storage cupboard and wall light points.

CLOAKROOM: 2-piece white suite comprising a low suite w.c. and vanity wash-hand basin with chrome taps.

LOUNGE: 4.9m x 5.4m (16'0" x 17'10"); with feature exposed ceiling beams, window and glazed door with outlooks across the rear garden, stunning fireplace with open fire with cast iron grate, stone interior, stone hearth and oak mantel, wall light points and television point.



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KITCHEN: 4.2m x 3.9m (13'7" x 12'9"); with a fitted range of wall and base units with complementary Corian work surface, one-and-a-half bowl Corian sink unit with chrome mixer tap, integrated Bosch electric fan oven and integrated microwave, Neff 4-ring ceramic hob with stainless steel and glass extractor canopy over, integrated deep fat fryer, integrated Miele fridge, Neff dishwasher, central island unit with granite work surface and breakfast bar for 2, feature exposed ceiling beams, large larder cupboard with shelving, quarry tile floor and glazed door to:

CONSERVATORY: 4.5m x 3.6m (14'10" x 11'11"); with pitched ceiling with quarry tile floor, feature exposed wall, outlooks across the garden and glazed French doors opening onto the garden.

UTILITY ROOM: 2.4m x 0.9m (8'0" x 3'1"); with plumbing for a washing machine and oil fired central heating boiler.

FIRST FLOOR:

SPACIOUS LANDING: With window to side elevation, wall light points, spindle and balustrade and built-in airing cupboard with hot water cylinder and shelving for linen.

BEDROOM ONE: 5.0m x 5.6m (16'4" x 18'5"); with feature pitched ceiling with exposed roof timbers, fitted wardrobes and drawers, 2 windows with outlooks across the rear garden and views towards Pendle Hill.

BEDROOM TWO: 3.3m x 3.8m (10'11" x 12'4"); with windows to rear and side elevation with attractive views, built-in corner wardrobe and loft access.

BEDROOM THREE: 2.9m x 3.8m (9'7" x 12'5"); with excellent views across Stonyhurst playing fields, built-in corner wardrobe, pedestal wash-hand basin with chrome taps and tiled splashback.



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BATHROOM: 3-piece Sanitan heritage style suite with low suite w.c., pedestal wash-hand basin and freestanding roll top bath with shower tap fitment, tongue and groove walls to dado height, wall light points and excellent outlooks across Stonyhurst playing fields.

STUDY: 1.3m x 3.0m (4'3" x 9'9"); with excellent views, built-in desk and feature exposed roof timbers.

SHOWER ROOM: 2-piece suite comprising low suite w.c. and shower enclosure with fitted thermostatic shower and part-tiled walls.

OUTSIDE: To the front of the property is a forecourt front garden with stone paved pathway and stone boundary wall. There is a lovely enclosed rear garden with cobbled patio area and steps up to lawn with pathways and side planting borders. To the rear of the garden is a Yorkstone paved patio area with pond, flowerbeds and access to the annexe.

DETACHED ANNEXE

LARGE LIVING & BEDROOM AREA: 6.9m x 4.0m (22'6" x 13'0"); with feature pitched ceiling, feature exposed beams, 2 windows to the rear with stunning outlooks across open fields towards Langho, engineered wooden flooring, 2 Velux windows and television point.

EN-SUITE BATHROOM: 4-piece modern white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, freestanding bath with wall-mounted chrome shower tap fitment, walk-in shower with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, chrome heated ladder style towel rail, tiled floor, part-tiled walls, extractor and recessed spotlighting.

Attached to the side of the Annexe is a **DOUBLE GARAGE** with 2 up-and-over doors, power and light. There is also a gravel driveway providing private parking.

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SERVICES: Mains water, electric and drainage are connected. Gas is not available at this location.

HEATING: Oil fired central heating.

TENURE: Freehold.

COUNCIL TAX BAND: E



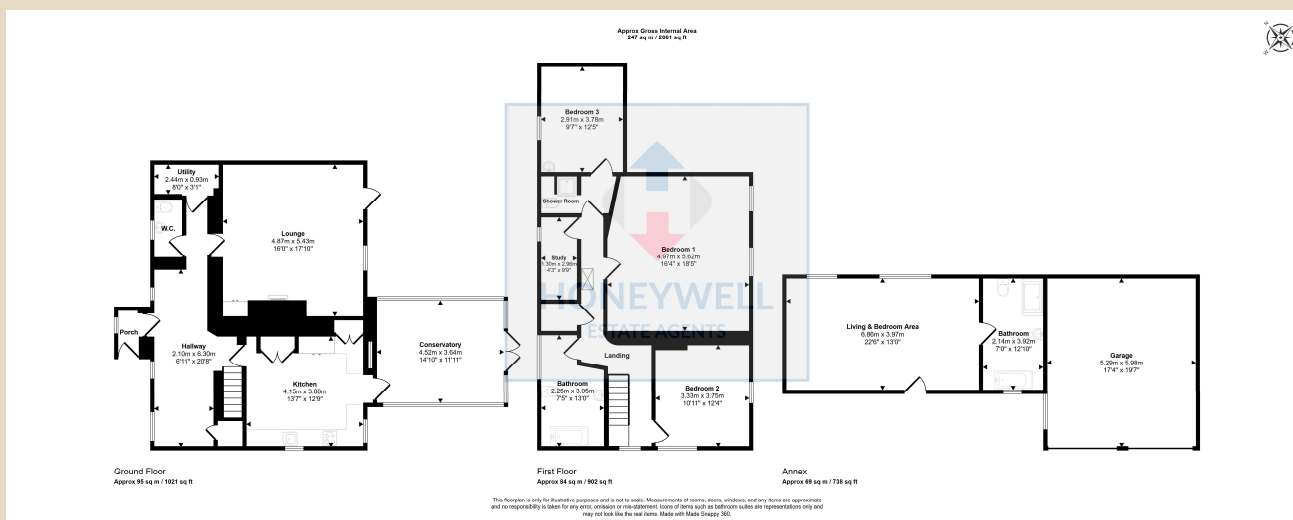
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View to the front

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